



Section 19.15.010—MULTI-FAMILY RESIDENTIAL ZONES

PURPOSE AND INTENT: These zones implement the Low and High Density Multifamily Neighborhood Comprehensive Plan designations. The purpose of these zones is to establish areas in which a wide range of single-family and multi-family housing opportunities can be provided, which are compatible with adjacent lower density single-family housing and which protect environmentally sensitive areas. The intent is to provide a variety of stable and attractive, well-designed housing choices that are located near transit, employment, shopping and recreational facilities, and meet the needs of existing and future City residents. Redevelopment of existing housing complexes is encouraged.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE RM ZONES, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE MULTI-FAMILY RESIDENTIAL ZONES. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.010.1: SPECIAL REGULATIONS:

A. Repealed, Ord. 529, 2009

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
<div>RM Zones</div> <div>USE</div> <div>↓</div>	REGULATIONS ↓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.010.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)	
			Lot Area	SETBACKS		Lot Coverage					Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.010.2 Townhouse Dwelling Unit	Type 1	See Spec. Reg. 1	10'	See Spec Reg. 3	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' RM-48 zone: 60' See Spec Reg.6 [Ord. 533 § 1, 2010]	B	2.0 spaces per unit	<div>1. Minimum <i>lot area</i> per <i>dwelling unit</i> is:<div>a. 3,600 square feet in the RM-12 zone.<div>b. 2,400 square feet in the RM-18 zone.<div>c. 1,800 square feet in the RM-24 zone.<div>d. 900 square feet in the RM-48 zone. [Ord. 533 § 1, 2010]</div></div></div></div></div> <div>2. Each <i>dwelling unit</i> must be located on its own <i>lot</i>.</div> <div>3. Minimum interior <i>setback</i> is 5 feet, except interior <i>setback</i> between townhouses may be reduced to zero feet.</div> <div>4. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i>, facilities and activities associated with this use.</div> <div>5. No <i>lot</i> shall be created less than the minimum <i>lot area</i> except through the application of lot averaging. <i>Lot</i> averaging is permitted through a short plat, subdivision or <i>lot</i> line adjustment. However, no <i>lot</i> shall be created with an area less than 90 percent of the stated minimum <i>lot area</i>. [Ord. 484 . 1, 2008]</div> <div>6. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75'. [Ord. 533 § 1, 2010]</div>	

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<div><div>RM Zones</div><div>USE</div><div>↓</div></div> <div>REGULATIONS</div>	Special Review Process (See Ch. 19.65)	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.010.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)
		Lot Area	SETBACKS		Lot Coverage		Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.010.3 <i>Apartment Dwelling Unit</i>	Type 1 [Ord. 484 . 1, 2008]	5,000 s.f. See Spec. Reg. 1	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' RM-48 zone: 60' See Spec Reg.3 [Ord. 533 § 1, 2010]	B	1.8 spaces per unit	<div>1. Maximum density per <i>dwelling unit</i> is: a. 12 units per acre in the RM-12 zone. b. 18 units per acre in the RM-18 zone. c. 24 units per acre in the RM-24 zone. d. 48 units per acre in the RM-48 zone. [Ord. 533 § 1, 2010]</div> <div>2. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i>, facilities and activities associated with this use.</div> <div>3. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. [Ord. 533 § 1, 2010]</div>
19.15.010.4 <i>Single Detached Dwelling Unit</i>	None	See Spec. Reg. 1	10'	5'	55%	75%	35'	A	2 spaces per unit	<div>1. Minimum <i>lot area</i> per <i>dwelling unit</i> is: a. 3,600 square feet in the RM-12 zone. b. 2,400 square feet in the RM-18 zone. c. 1,800 square feet in the RM-24 zone. d. 900 square feet in the RM-48 zone. [Ord. 533 § 1, 2010]</div> <div>2. One <i>single detached dwelling unit</i> may be built on a <i>lot</i> that has less than the stated minimum <i>lot area</i>.</div> <div>3. No <i>lot</i> shall be created less than the minimum <i>lot area</i> except through the application of lot averaging. <i>Lot</i> averaging is permitted through a short plat, subdivision or <i>lot</i> line adjustment. However, no <i>lot</i> shall be created with an area less than 90 percent of the stated minimum <i>lot area</i>. [Ord. 484 . 1, 2008]</div> <div>4. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i>, facilities and activities associated with this use.</div>

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<div><div>RM Zones</div><div>USE</div><div>⇓</div></div>	REGULATIONS ⇓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.010.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)	
			Lot Area	SETBACKS		Lot Coverage					Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				

19.15.010.5 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.
19.15.010.6 <i>Day Care Center</i>	None	5,000 s.f.	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must provide State certification of safe passenger loading area.
19.15.010.7 <i>Mixed Use</i>	Type 1	5,000 s.f.	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' See Spec. Reg. 5 RM-48 zone: 60' See Spec. Reg. 6 [Ord. 533 § 1, 2010]	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Mixed use</i> is allowed only in RM-24 and RM-48 zones. 2. The proposed development must fit in with the character of the surrounding residential neighborhood. 3. No more that 50% of the <i>gross floor area</i> of the <i>structure</i> shall be devoted to <i>office uses</i> . <i>Retail uses</i> , banks, loan companies and similar financial institutions are not permitted. 4. Maximum residential density is 24 <i>dwelling units</i> per acre in the RM-24 zone and 48 <i>dwelling units</i> per acre in the RM-48 zone. 5. <i>Height</i> may be increased to 60 feet, if: a. At least 25% of the required parking is under or within a <i>building</i> and is fully screened from public view; and b. The landscape type in the prescribed category is increased by one type (for example, Type III is increased to Type II). [Ord. 523 § 1, 2009]

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			Lot Area	SETBACKS		Lot Coverage					Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.010.8 <i>Public Park and Recreation Facilities</i>	Type 1, if less than 1 acre Otherwise, Type 2	None.	30' See Spec. Reg. 2	30' See Spec Reg. 2	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	6. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. [Ord. 533 § 1, 2010] 1. Lighting for <i>structures</i> and fields shall be directed away from <i>dwelling units</i> . 2. <i>Structures</i> shall maintain a 50-foot <i>setback</i> from <i>adjoining lots</i> containing <i>single detached dwelling units</i> . The <i>Director</i> may allow <i>structures</i> such as playground equipment, ball field backstops and tennis court <i>fences</i> closer than 50' if compatible with the surrounding neighborhood and traffic safety considerations.	
19.15.010.9 <i>Community Residential Facility</i>	Type 3	5,000 s.f.	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' RM-48 zone: 60' See Spec Reg.1 [Ord. 533 § 1, 2010]	B	1 space for every 2 bedrooms	1. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. [Ord. 533 § 1, 2010]	

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			Lot Area	SETBACKS	Lot Coverage		Height			
				Front Setback	Interior Setback	Building Coverage				
19.15.010.10 <i>Nursing Home</i>	Type 2	5,000 s.f.	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' RM-48 zone: 60' See Spec Reg.1 [Ord. 533 § 1, 2010]	B	1 space for every 4 beds	1. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. [Ord. 533 § 1, 2010]
19.15.010.11 <i>Religious Facility</i>	Type 2	5,000 s.f.	30'	30'	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.010.12 <i>School</i>	Type 2	5,000 s.f.	30'	30'	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	

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		Lot Area	SETBACKS		Lot Coverage		Height			
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19.15.010.13 <i>Senior Citizen Assisted Dwelling Unit</i>	Type 2	5,000 s.f. See Spec. Reg. 1	10'	5'	RM-12 & RM-18 zones: 60% RM-24 & RM-48 zone: 70% [Ord. 533 § 1, 2010]	85% RM-48 zone: 90% [Ord. 533 § 1, 2010]	35' RM-48 zone: 60' See Spec Reg.3 [Ord. 533 § 1, 2010]	B	0.5 spaces per unit	<div>1. Maximum density per <i>dwelling unit</i> is:<div>a. 12 units per acre in the RM-12 zone. b. 18 units per acre in the RM-18 zone. c. 24 units per acre in the RM-24 zone. d. 48 units per acre in the RM-48 zone.</div>Additional density may be allowed in the RM-24 and RM-48 zone if appropriate for the <i>site</i> and if zoning code requirements are met without the need for variances or administrative adjustments. [Ord. 533 § 1, 2010]</div> <div>2. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i>, facilities and activities associated with this use.</div> <div>3. In the RM-48 zone this height limit may be increased if portions of the structure that exceed the base height limit provide one additional foot of front and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. [Ord. 533 § 1, 2010]</div>
19.15.010.14 <i>Essential Public Facility</i>	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.							<div>1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.</div> <div>2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.</div>	
19.15.010.15 <i>Community, Cultural or Government Facility</i>	Type 3	5,000 s.f.	30'	30'	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	

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		Lot Area	SETBACKS		Lot Coverage		Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.010.16 Public Utility	Type 3	None	30'	30'	60%	85%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.010.17 Personal Wireless Service Facility ⁽¹⁾	See Chapter 19.50									

(1) Amended, Ord. 265, 1999

NOTE: All landscape categories added by Ord. 293, 2000.